

Plan Review – Installation

Arizona Department of Fire, Building and Life Safety

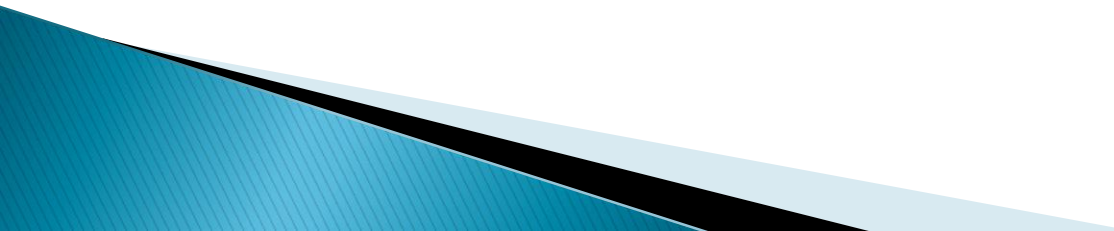
Office of Manufactured Housing



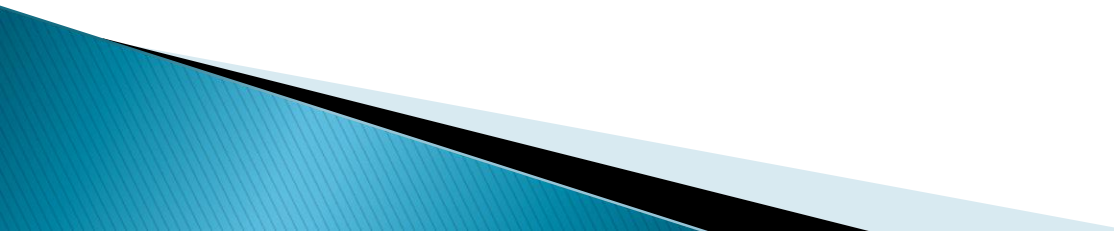
Role of the Department

- **The Department maintains and enforces standards of quality and safety for manufactured homes, mobile homes and factory built buildings (FBB also known as modular), and as such, protects the consumer's of such products and services.**
- **Statutory authority requires submission of plans and approval by the State, see Arizona Revised Statutes 41-2154 and Arizona Administrative Code R4-34-701, 703, 704, 705, and 706**

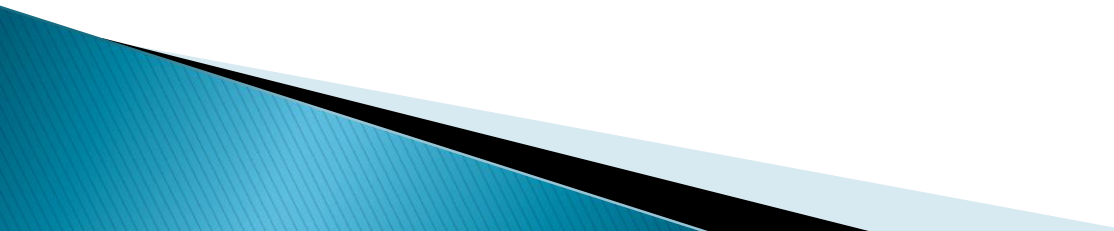
Who is Required to Submit Plans?

- **Licensee who will install a foundation system**
 - **Licensee who will install an attached accessory structure**
 - **Licensee (manufacturer, dealer, broker, salesperson, or installer)**
 - **Licensee of an appropriate category by the Registrar of Contractors**
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What Requires a Plan Submittal

- Installation of a FBB (modular), or an accessory structure attached to a FBB (modular) or manufactured/mobile home such as: wood skirting, non-load bearing CMU skirting, roof mounted solar system, stem-wall, polywall, retention wall in a pit set, deck, awnings not patent approved, garages, sheds, and additions
 - Ground anchoring systems not already approved by the State
 - Installation in a flood plain zone (local flood plain district review and approval required prior to submittal to DFBLS)
 - Modifications (supplement) after initial approval has been obtained
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When is a Plan Submittal Required

- Prior to installation of a FBB (modular)
 - Prior to installation of an attached accessory structure to an FBB (modular) or mobile/manufactured home, or ground anchoring system for a manufactured/mobile home
 - Prior to installation in a flood plain zone (local flood plain district review and approval required prior to submittal to DFBLS)
 - Modifications (supplement) after initial approval
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Exclusions

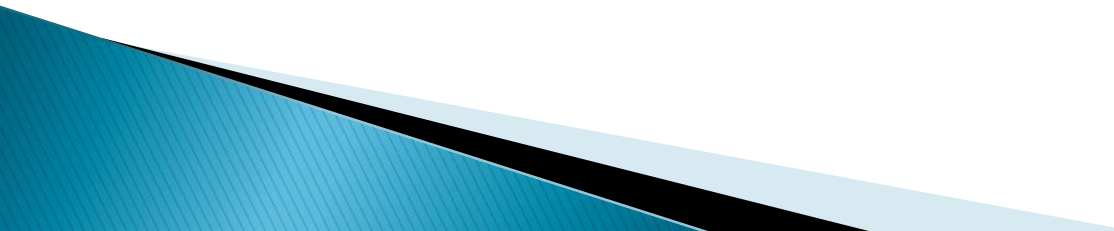
- **Installation plan review is not required for:**
 - **Single wide FBB's (modular) that are used for construction project office purposes and that do not have public access**
 - **Unattached storage buildings of less than 168 sq.ft. that are not used by the public**
 - **Equipment buildings that are not used by the public**
 - **Special use (event)**
 - **Federally owned lands if there is a federal requirement that overrides State authority**
 - **Mining**
 - **Agriculture**
 - **Railroads**
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ARTICLE 7. PLAN APPROVALS

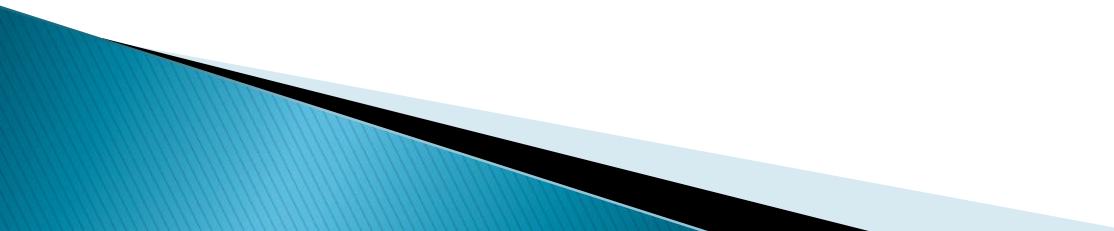
Installations

Updated Code Set

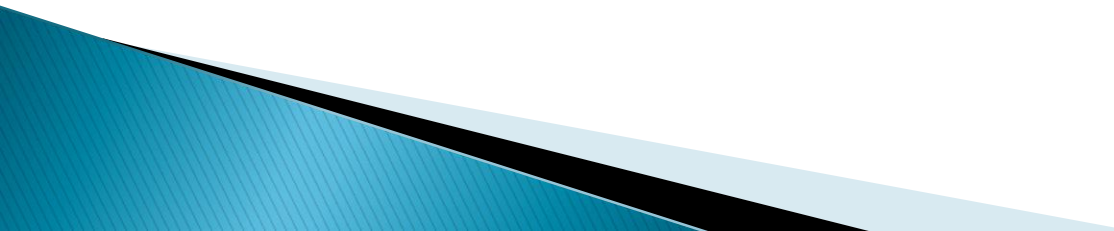
Effective June 4, 2012

- **International Building Code (IBC) 2009 Edition**
 - **International Residential Code (IRC) 2009 Edition**
 - **International Mechanical Code (IMC) 2009 Edition**
 - **International Plumbing Code (IPC) 2009 Edition**
 - **International Fuel Gas Code (IFGC) 2009 Edition**
 - **International Energy Conservation Code (IECC) 2009 Edition**
 - **National Electric Code (NEC) 2008 Edition**
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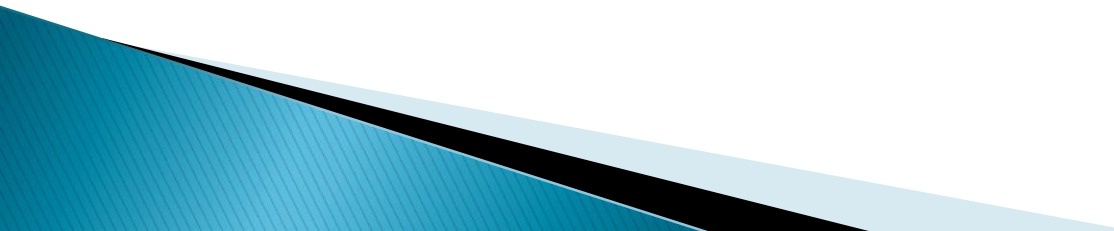
R4-34-701. General

- **C. Before installing an accessory structure or ground anchors for a manufactured home, mobile home, or factory-built building, an installer shall obtain plan approval under R4-34-705.**
 - **E. Before the installation of a factory-built building a person installing the building shall obtain plan approval under R4-34-706.**
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R4-34-701. General

- **F. The Department shall determine whether a submittal is administratively complete within 20 business days after receipt of a submittal. The Department shall review all plans within 20 business days after receipt of a complete submittal. The overall time-frame for plan approval is 40 days, excluding time for requirements that are the responsibility of the applicant.**
 - **G. A ...installer shall provide an original and one copy of each submittal.**
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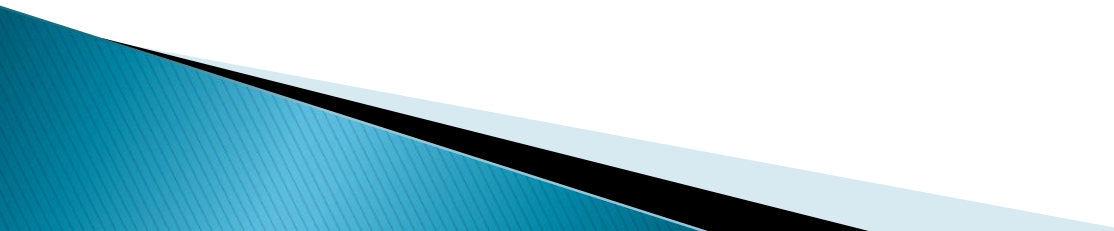
R4-34-701. General

- **H. A ... installer shall update each plan so that it is consistent with current standards and codes adopted by the Board. Supplements are acceptable for this purpose.**
 - **I. Plans submitted shall be stamped by an engineer registered by the State of Arizona.**
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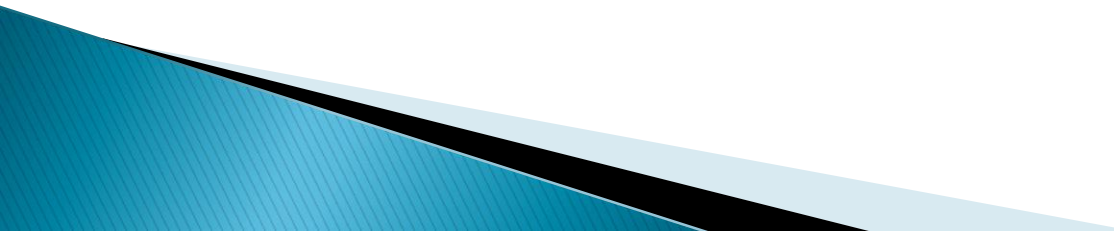
R4-34-705. Accessory Structures and Ground Anchoring

- **A. Accessory structures.**
 - **1. For commercial factory-built buildings (modular), an installer shall comply with the International Building Code when preparing accessory structure plans. For residential single-family factory-built buildings, an installer shall comply with the International Residential Code when preparing accessory structure plans.**
 - **2. The department may approve a design that does not comply with the International Building Code or the International Residential Code based on a demonstration by an Arizona Registered Engineer that the design is engineered to standards at least equivalent to those in the applicable code.**
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R4-34-705. Accessory Structures and Ground Anchoring

- **3. An installer shall submit plans for all accessory structures except patented skirting, evaporative coolers, refrigeration, air conditioning systems, and storage rooms of less than 120 square feet.**
 - **B. Ground anchoring plans shall be certified by a registered engineer or approved by the Office of Manufactured Housing so that anchoring systems resist overturning and lifting effects of the wind.**
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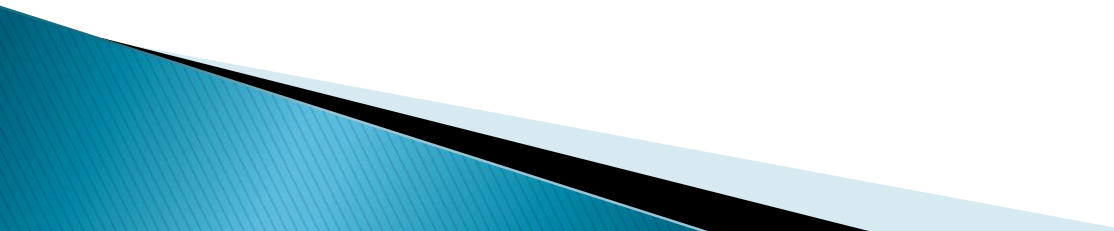
R4-34-705. Accessory Structures and Ground Anchoring

- **1. An installer shall comply with the applicable requirements in R4-34-102 or the manufacturer's installation manual when preparing ground anchoring plans. If neither apply, the department shall compare the plans to those of an equivalent, current installation to determine whether the plans are approvable.**
 - **2. The plans shall be of sufficient detail and description that all materials, dimensions, and processes can be readily identified.**
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R4-34-706. Factory-Built Building Installation

- **A. An installer shall complete and submit an application form obtained from the Office of Manufactured Housing.**
- **B. An installer shall include the following in the installation plans:**
 - **1. The site plans, including the location of the building and location of all utility lines;**
 - **2. The foundation plans, including:**
 - **a. A description of the soil class and the soil bearing pressure;**
 - **b. Footings designed to meet the minimum bearing pressure at the depth required;**

R4-34-706. Factory-Built Building Installation

- **c. A complete set of drawings indicating dimensions and details of the foundation footing and anchoring; a complete list of materials, and a cross-identification of how materials will be used, in the appropriate view; and**
 - **d. Calculations, prepared by an engineer, for all load conditions, including wind loads for horizontal loads, uplift loads, overturning; and horizontal and torsional earthquake effects on foundations.**
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R4-34-706. Factory-Built Building Installation

- **3. Electrical drawings, including the isometric one-line diagram required by R4-34-102(5), that contain the following information:**
 - **a. Size, type of conductors, length of feeders, and all amperage;**
 - **b. Dimensions of gutter ways and raceways;**
 - **c. Complete details of panel boards, switchboards, and distribution centers; and**
 - **d. All grounding and bonding connections.**

R4-34-706. Factory-Built Building Installation

- **4. Plumbing drawings, including any one-line diagrams required by R4-34-102(4), that contain the following information:**
 - **a. Location of sewer tap, water meter, and gas meter;**
 - **b. Size, length, and all materials for sewer, water, and gas lines; and**
 - **c. Location of all cleanouts and grade of sewer line.**

Factory-Built Building Installation

Explanation of Approval Stamps

- **This Document Approved Stamp**: Lists the date of approval, by whom approved, approval number 'D-FB', and total number of sheets included in approval.
- **Notice Stamp**: Indicates requirement for approved plans to be on site at time of inspection
- **State of Arizona Stamp**: Lists the date approved, approval number 'D-FB', and refers to Sheet #1 for main document approval stamp.
- **Approvals Pending Zoning Stamp**: Indicates an approval by local jurisdiction having zoning authority will be required at time of inspection
- **Generator Stamp**: Indicates if power is provided by a generator, the manufacturer's instructions will be required on site at time of inspection.

State Approval Stamps

INSTALLATION

THIS DOCUMENT APPROVED

STATE OF ARIZONA

Approval does not imply
compliance with the
requirements of the State Fire
Marshal or local codes and
ordinances governing zoning,
fire zones, fire separation, site
development

Date By

Approval No.

Sheet 1 of

Review of this document does
not authorize or approve any
omission or deviation from
the applicable codes and
Standards

NOTICE

OMH STATE OF ARIZONA
The following detailed plan
Approvals shall be provided
on-site at time of inspection or
Inspection will not be conducted:

- (1) Unit installation plans.
- (2) Connections of building to
existing building or unit marriage line
connections.
- (3) Utility connection to existing
building or cross-over connections.

STATE OF ARIZONA
REFER TO SHEET #1

JAN 12 2012

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D-FB 9156

APPROVALS PENDING ZONING
FROM JURISDICTION HAVING
AUTHORITY ZONING TO BE ON SITE AT
TIME OF INSPECTION

GENERATOR
MANUFACTURERS INSTRUCTIONS
TO BE ON SITE
AT TIME OF INSPECTIONS

Accessory Structures

Explanation of Approval Stamps

- **This Document Approved Stamp**: Lists the date of approval, by whom approved, approval number specific for Accessory Structures 'U', and total number of sheets included in approval.
- **Approved for Specific Site Only Stamp**: Indicates the accessory structure is approved for a specific site only.
- **State of Arizona Stamp**: Lists the date approved, approval number specific for accessory structures 'U', and refers to Sheet #1 for main document approval stamp.
- Accessory structure plans submitted as a typical submittal does not require a specific site. The "Approved for Specific Site" stamp will not be included on these approvals.

State Approval Stamps

ACCESSORY STRUCTURES

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Date..... By.....

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APPROVED
FOR SPECIFIC SITE ONLY

STATE OF ARIZONA
REFER TO SHEET #1

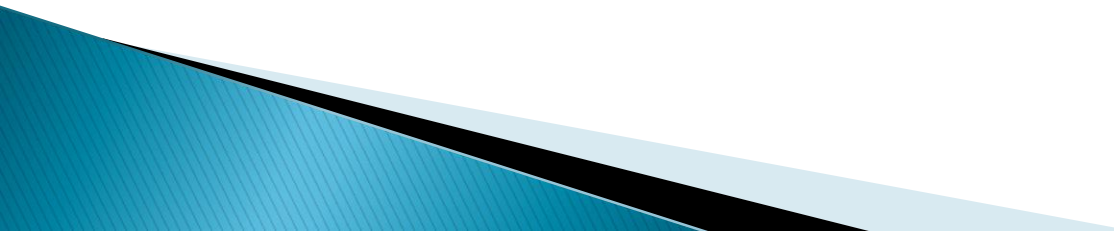
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U – 824

Flood Plain

Explanation of Approval Stamps

- **This Document Approved Stamp**: Lists the date of approval, by whom approved, approval number specific for Flood Plain 'F-LD', and total number of sheets included in approval.
 - **Approved for Specific Site Only Stamp**: Indicates the submittal is approved for a specific site only.
 - **State of Arizona Stamp**: Lists the date approved, approval number specific for flood plain 'F-LD', and refers to Sheet #1 for main document approval stamp.
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State Approval Stamps

FLOOD PLAIN

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FLD – 220

Questions?

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